

Unit 7
Chalkpit Farm
Bekesbourne
Kent CT4 5EU

£10,500 plus VAT per annum

Finn's
82 Castle Street
Canterbury
CT1 2QD
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48.61m² (523.23ft²) Retail & Craft Unit

Charming Courtyard of Converted Farm Buildings on a Popular Destination Site with a good selection of other established retailers and services

Available from 5th October 2025

www.finns.co.uk 01227 454111



Situated: Chalkpit Farm is to be found on the edge of the village of Bekesbourne, about 5 miles from Canterbury. The site is a long-established rural shopping venue which has a loyal clientele and has proven over the years to be an excellent meeting place for people drawn to the other retailers and services there.

The site is close to both the A2 at Bridge as well as Bekesbourne Station and offers an exciting opportunity to operate from beautiful premises in a very convenient, yet scenic location.

The other users on the site include a flower shop, the well-known Mama Feelgood's tea rooms, an art gallery and picture framer, the Bourne Veterinary Practice, a clock repairer and other pop-up users in the shepherd's hut on site.

Description: Unit 7 is a converted former farm building overlooking a central courtyard and measuring 48.61m² (523.23ft²) according to the Valuation Office Agency. The retail / display area measures about 10.6m x 4.6m including the WC.

Directions: From Canterbury take the A2 towards Bridge, bear left at the slip road off signed to Bridge/Patrixbourne/Bekesbourne. Turn left at the T junction and continue down the hill to the mini roundabout. Take the first exit towards Littlebourne and before passing under the railway line, turn right signed to Bekesbourne. Chalkpit Farm will be found on the right-hand side after leaving the village. The What3words coordinates are: ///emporium.advising.proclaims

Services: Mains electricity via a sub metered supply. Mains gas for the heater to be paid direct to the supplier. High Speed Broadband connectivity available on site via dedicated lease line – fees & costs will apply to connect to this.

Tenure: The premises will be offered under a Lease Agreement of 3 years' duration, which will be contracted out of Security of Tenure Provisions of the Landlord & Tenant Act 1954.

Local Authority: Canterbury City Council (01227) 862000. www.canterbury.gov.uk.

Viewing: Strictly by appointment with the agents. Telephone 01227 454111 or email n.rooke@finns.co.uk. If you are unsure about any details of this property, please speak to Nicholas Rooke at Finn's who has seen the property, prior to your visit.

Business Rates: These will be the responsibility of the Tenant. The Rateable Value from June 2029 is £4,850 per annum. However, given the size, the occupier will not currently pay Business Rates if this is their only premises. Please check with Canterbury City Council for further details.

Landlord's Legal Costs: The Tenant will be responsible for contributing £375 plus VAT towards Landlord's legal costs in preparing the Lease.

Service Charge & Insurance: The Landlord will levy a service charge for the maintenance of common parts, waste collection, outside lighting and marketing of the site. The buildings insurance is recharged in addition.

VAT: Commercial sales and lettings, release of tenancies and a number of other property transactions are subject to VAT and where relevant VAT is chargeable in addition to any consideration quoted. In this instance VAT is payable.

Energy Performance Certificate: The Unit has a current rating of "B" (40) and is assessed with Units 6 & 8.

Rent & Deposit: A deposit equivalent to one quarter's rent plus VAT will be held against dilapidations and non-performance with no interest payable. The annual rent of £10,500 + VAT per annum is to be paid quarterly or monthly in advance.

These particulars were produced in August 2025.

Agent's Note: The Agent has not tested any apparatus, equipment, fixtures, fittings or services including central heating system, electrical appliances and burglar alarm, if any, and so cannot verify they are in working order, or fit for their purpose, neither has the Agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

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